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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,033.75

+ Forrest K Beaty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 1971.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr. Atty. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forrest K. Beaty (NAME)	1st Federal Savings & Loan (NAME)	11D 81855
709 Evergreen Trail (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Map 62 4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 12

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALBERT F. KOCH, JR. and wife, CHARMAINE KOCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FORREST K. BEATY and wife, SANDRA B. BEATY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot NO. 74 on the Plan of Marlin Meadows, Sec. IV, as of record in Book 2133, page 66, Register's Office for said County.

SAID Lot No. 74 fronts 160 feet on the south side of Evergreen Trail, and runs back 310.4 feet on the east line and 297.8 feet on the west line, to a dead line in the rear on which it measures 200.95 feet.

BEING the same property conveyed to Albert F. Koch, Jr. and wife, Charmaine Koch by deed from Howard N. Hart and wife, Nell Peeler Hart of record in Book 4064, page 101, Register's Office for Davidosn County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to First Federal Savings & Loan Association of record in Book 4064, page 102, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the said Deed of Trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (X) property, known as 709 Evergreen Trail, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 8th day of January, 19 71

Albert F. Koch, Jr.

Charmaine Koch

mm-BH

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert F. Koch, Jr. and wife, Charmaine Koch

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of January 19 71

Commission expires 12-12-72

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ALBERT F. KOCH, JR. ET UX

TO

FORREST K. BEATY ET UX

B 0 1 5 0 0

IDENTIF. REFERENCE

JAN 11 2 16 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PERRY WILKINS JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

JAN 11 71	CONV	21,033.75				
JAN 11 71	S'TAX		A*	54.60		
JAN 11 71	PR'FEE		A*	.50		
JAN 11 71	W'DEED		A*	3.00	*	58.10